

Thorndike Place Arlington, Massachusetts

Transportation Advisory Committee

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Site Location Map











Site Plan

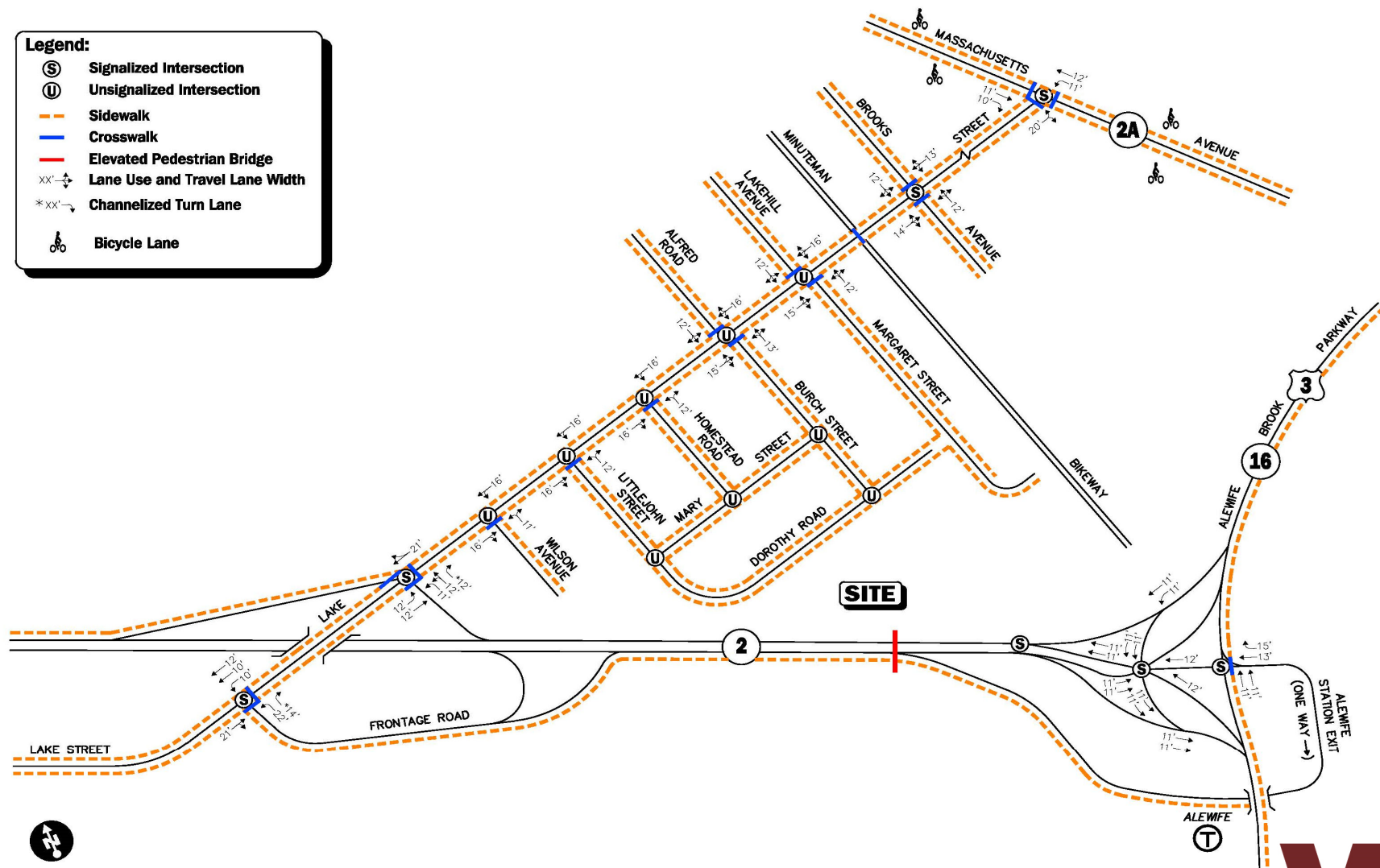


ILLUSTRATIVE SITE PLAN

THORNDIKE PLACE
DORTHY ROAD IN ARLINGTON MASSACHUSETTS
December, 2020

Legend:

-  **Signalized Intersection**
-  **Unsignalized Intersection**
-  **Sidewalk**
-  **Crosswalk**
-  **Elevated Pedestrian Bridge**
-  **Lane Use and Travel Lane Width**
-  **Channelized Turn Lane**
-  **Bicycle Lane**



VOX on TWO: 2019 Mode Split^a

Mode	Percent
Single Occupancy Vehicle	39
High Occupancy Vehicle	6
Transit	35
Bike	5
Walk	14
Other	<u>1</u>
TOTAL	100

^a From Vox on Two 2019 PTDM Report filed with the City of Cambridge Community Development Department.



Project Trip Generation Summary

Time Period/ Directional Distribution	ITE Project Vehicle Trips ^a	Project Person Trips ^b	SOV Trips 39%	HOV Trips 6%	Transit Trips 35%	Bike Trips 5%	Walk Trips 14%	Other Trips 1%	Total Project Vehicle Trips ^c
Weekday Daily	958	1,082	422	64	378	54	152	12	430
Weekday Morning Peak Hour:									
Entering	16	18	7	1	6	1	3	0	7
Exiting	<u>44</u>	<u>50</u>	<u>20</u>	<u>3</u>	<u>18</u>	<u>2</u>	<u>7</u>	<u>0</u>	<u>20</u>
Total	60	68	27	4	24	3	10	0	27
Weekday Evening Peak Hour:									
Entering	46	52	20	3	18	3	7	1	20
Exiting	<u>30</u>	<u>34</u>	<u>13</u>	<u>2</u>	<u>12</u>	<u>2</u>	<u>5</u>	<u>0</u>	<u>13</u>
Total	76	86	33	5	30	5	12	1	33

^a Based on ITE LUC 221, Multifamily Housing (Mid-Rise); 176 units.

^b ITE vehicle trips multiplied by VOR from American Community Survey 2018 5-year estimates for Census Tract 3561; VOR = 1.13

^c SOV+HOV persons trips divided by VOR from American Community Survey 2018 5-year estimates for Census Tract 3561; VOR = 1.13



Overall Project Comments

- **Project vehicle trips represent 1 additional vehicle every 2 minutes or less during peak morning and evening peak hours**
- **Project related traffic volume increases are 0.1 to 0.8 percent during peak hours**
- **Previous analysis was for 207 units, with estimates of mode split based on census data**
 - **Larger size and use of census data resulted in higher trip estimates**
 - **Current project is smaller at 176 units, with more accurate mode split based on surveys of similar developments in close proximity**
 - **Between a 56 and 64 percent change in vehicle trips between previous analysis and current Project traffic study**
- **No changes in overall intersection LOS due to Project**
- **Proposed parking supply meets Town of Arlington requirements and is consistent with industry standards**



Project Mitigation

- Aimed at TDM measures intended to further reduce the use of personal vehicles
- New Bluebikes Station at Thorndike Field to address project and existing demands for short-term bike usage on this heavily used bicycle corridor
- Includes 144 sheltered bike parking spaces for residents' use to encourage bicycling
- On-Site Transportation Coordinator to promote sustainable transportation such as bicycle, pedestrian, and transit usage
- Provide Transportation Information Packets to new residents
- Provide Transitscreen© installation in lobby to depict accurate real-time information for transit, Bluebike station, and Uber/Lyft services in area

